

RFP # FY 2012-2013-CRA003
PRE-QUALIFICATION OF
FIRMS FOR AFFORDABLE HOUSING

COMMUNITY REDEVELOPMENT AGENCY
HALLANDALE BEACH

**RFP # FY 2012-2013-CRA003 PRE-QUALIFICATION OF FIRMS FOR
AFFORDABLE HOUSING.**

DEANGELO DEVELOPMENT, INC.

WILLIE MCNAIR, President

ROBERT MCNAIR, Vice President

1816 NW 19TH STREET

FORT LAUDERDALE, FLORIDA 33311

PHONE (954) 463-0085



Bid Due Date: APRIL 12, 2013 @ 4:00 PM

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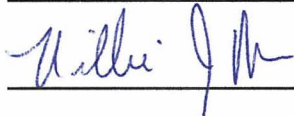
TRANSMITTAL LETTER

DeAngelo Development, Inc. understands the scope of this RFP and is committed to perform the work as stated in the RFP in a timely manner. The reason our organization would be in the best posture to deliver the required services is our track record, see minimum qualification section. We are an award winning company that has the passion to provide a superior product at an affordable price. We have extensive experience in the infill housing market and we have developed strategies to insure that the project finishes on time and within budget. This is a firm and irrevocable offer until such time as the CRA Board approves the prequalification list and contract as a result of this RFP.

Company: DeAngelo Development, Inc.

Name: Willie McNair

Title : President

Signature: 

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MINIMUM QUALIFICATION REQUIREMENTS



**ADDENDUM #1
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Below find questions and answers for above subject RFP.

Question # 1:

Is part of this pre-qualification for the contractors who just want to do the site-work for the housing. We don't actually build vertically; just ground down: i.e.-water, utilities, grading, paving sidewalks, gutter and curbing.

Answer:

The City enters into a contractual arrangement with the awarded prime contractor only and this contractor must meet the City's qualifications.

Question # 2:

Will the CG have the option to choose a sub to do work, or will they be the Sole GC on the job?

Answer:

Yes, the GC can choose their subs as part of their project team. However, as stipulated in the RFP, the project team will be evaluated based on their experience in this type of project.

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ADDENDUM # 1**

Question # 3:

Will you please clarify the requirements for when the project must start, as stated in Section I, Purpose of RFP Introduction/Information, on pg. 5 of 62? Are firms expected to get the building permits within 45 days of notification of the award, or within 90 days of notification?

Answer:

Selected firm(s) will be required to obtain building permits within 45 days of notice to proceed (NTP). Construction will be expected to begin immediately thereafter.

Question # 4:

Will firms be reimbursed for construction costs?

Answer:

Yes, but selected firms must have financial capacity to begin construction. Reimbursements will be made every 30 days, based on submitted draw requests, and only verifiable costs (items inspected by City's inspectors) will be reimbursed.

Question # 5:

If construction costs will be reimbursed, what costs are considered eligible for reimbursement? What is ineligible?

Answer:

See response to question #4.

Question # 6:

Habitat Broward serves as the developer and lender in all of our projects. Will we be able to keep the mortgage income from the sales of the homes, or is the expectation to return it to the HBCRA?

Answer:

That is a possibility. This scenario will be based upon evaluation of the proposal.

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ADDENDUM # 1**

Question # 7:

With regard to verifiable references to verify government and firm experience:

- a. May we use the same reference to verify government and firm experience, or would you prefer 10 different references?
- b. We recently acquired and renovated 14 foreclosed single family homes in the cities of Sunrise and North Lauderdale. We have before and after photos of the completed work, but no elevations as they were not an NSP requirement. Will you accept photos instead of elevations in cases such as these?
- c. Are we required to use the reference form provided on pg. 32 of the RFP? If so, it contains additional questions at the bottom of the page (e.g., delivery time, payment terms, years in business) that are not previously listed in the reference requirements.

Answer:

- a. Same references are acceptable.
- b. No, elevations are necessary to evaluate the proposed models of new homes that are being proposed.
- c. Yes.

Question # 8:

Four of the 12 sites shown on Exhibit 1 of the RFP do not appear to meet the minimum square footage requirement to build a single family home on the lot (5,000). What is the HBCRA's expectation as to how these sites are to be developed if they are too small for a single family home?

Answer:

All lots have been determined to be of adequate size. Proposed models should be appropriate for lot size. HBCRA will determine if changes to any of the sites are required once proposals are received.

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ADDENDUM # 1

Question #9:

Are we to limit our responses to Section XII, Item #4: Minimum Qualification Requirements to a single sheet of letter-sized paper, with attachments such as single family home models, etc.?

Answer:

Yes.

Question #10:

Section XII contains two different #5's (General Requirements and License to practice in Florida & Broward County). Which heading is to be used when responding to question #5?

Answer:

Responses should be titled so that the Evaluation Committee may easily find the information. For example: XII, Submission of Proposals, 5. License to Practice in Florida and Broward County.

Question #11:

Does the HBCRA have any idea as to when the notification of awards will be sent to the selected developer(s)?


Answer:

The specific schedule is difficult to establish at this point, as it depends on the number of proposals received and their content. Ideally the HBCRA would like to commence this project **no later than** the end of May 2013.

**CITY OF HALLANDALE BEACH
COMMUNITY REDEVELOPMENT AGENCY
RFP # FY 2012-2013-CRA003
PREQUALIFICATION OF FIRMS FOR AFFORDABLE HOUSING
ADDENDUM # 1**

Bidders are required to acknowledge receipt of this Addendum #1 by completing page below, signing and returning with the proposal submittal. Failure to do so may cause the firm's response to be considered irregular and subject to rejection.

I ACKNOWLEDGE RECEIPT OF ADDENDUM #1:

Company	DeAngelo Development, Inc.
Name	Willie McNair
Title	President
Signature	
Date	April 12, 2013

Sincerely,



Andrea Lues, Director
General Services/Purchasing Department



ADDENDUM # 2 RFP # FY 2012-2013-CRA003 PREQUALIFICATION OF FIRMS FOR AFFORDABLE HOUSING

Below find information as a result of the non-mandatory pre-proposal conference held, Thursday, March 28, 2013 at the City of Hallandale Beach, City Commission Chambers.

1. Attached find Exhibit 1, CRA Buildable Property Study.
2. **FIRMS TO USE THIS FORMAT WITH SUBMITTAL FOR COSTS [REVISED 3-29-2013 to replace page 7 Section V. Contract Cost and page 29 Section XVIII. Cost Proposal of the RFP.]**

Cost per square feet under A/C:

Model 1 per square feet under A/C	Model 2 per square feet under A/C	Model 3 per square feet under A/C
\$ 110.00	\$ 111.00	\$ 109.00

3. City of Hallandale Beach, Code of Ordinances, Chapter 2. Administration, defines Lobbyists as follows:

Sec. 2-3. - Lobbyists; registration and disclosure; enforcement.

(a) The following definitions shall apply:

Lobbyist means all persons, firms, organizations and corporations (and their staff members) whether or not acting either on their own behalf on or on behalf of others on a matter before the city in which they may obtain a direct pecuniary gain and/or are paid by a party, principal or client who seek to participate, obtain and/or encourage the passage, defeat, or modification of any ordinance, resolution, contract, bid award, RFP, RFQ, and any action, decision or recommendation of the city commission or any action, decision or recommendation of the city board, agency or committee.

"**Lobbyist**" does not mean a city employee when acting in his official capacity.

**CITY OF HALLANDALE BEACH
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ADDENDUM # 2**

"**Lobbyist**" does not mean any person in the public such as a resident who merely appears before the city commission, city board, agency or committee, in an individual capacity for the purpose of expressing his/her opinion without obtaining a direct pecuniary gain and is not specifically paid for the purpose of expressing support of or in opposition to any ordinance, resolution, decision or action on a matter of the city commission or any action recommendation or decision of any city board, agency or committee.

"**Lobbyist**" does not mean a person who, pursuant to the terms of a collective bargaining agreement, has been designated, and so recognized by the city as being a representative of a collective bargaining unit composed of city employees.

4. References. All firms must use the Reference Form sheet attached and posted on the City's website to provide all references.

Bidders are required to acknowledge receipt of this Addendum #2 by completing page below, signing and returning with the proposal submittal. Failure to do so may cause the firm's response to be considered irregular and subject to rejection.

I ACKNOWLEDGE RECEIPT OF ADDENDUM #2:


Company	DeAngelo Development, Inc.
Name	Willie McNair
Title	President
Signature	
Date	April 12, 2013

Sincerely,



Andrea Lues, Director
General Services/Purchasing Department

THIS PROPOSAL SUBMITTED BY:

COMPANY:	DeAngelo Development, Inc.
ADDRESS:	1816 NW 19th Street
CITY & STATE:	Ft. Lauderdale, Florida
ZIP CODE:	33311
TELEPHONE:	954-463-0085
DATE OF RFP:	April 12, 2013
FACSIMILE NUMBER:	954-463-2266
E-MAIL ADDRESS:	deangeloinc@bellsouth.net
FEDERAL ID NUMBER:	650621735
NAME & TITLE PRINTED:	Willie McNair, President
SIGNED BY:	

WE (I) the above signed hereby agree to furnish the item(s), service(s) and have read all attachments including specifications, terms and conditions and fully understand what is required.

The Request for Proposals, Specifications, Proposal Forms, and/or any other pertinent document form a part of this proposal and by reference made a part hereof. Signature indicates acceptance of all terms and conditions of the RFP.

RESPONDENT TO STATE, any variances to the specifications, terms and conditions, and below Agreement. If none, please so state:

None

SUPPLEMENTAL INFORMATION: REFERENCES

1.	Name:	NM Plumbing
	Address:	7102 NW 84th Street
	City/State/Zip Code:	Tamarac, Florida 33321
	Phone/Contact:	Nigel Morris (954) 822-0005
2.	Name:	Spydaweb Electric
	Address:	2925 SW Ventra Street
	City/State/Zip Code:	Port St. Lucie, Florida 34953
	Phone/Contact:	(954) 850-7522 / Carnell Williams
3.	Name:	Hangem Hi Drywall
	Address:	910 NE 58th Court
	City/State/Zip Code:	Ft. Lauderdale, Florida 33334
	Phone/Contact:	(954) 993-3060
1.	Delivery Time:	Upon request
2.	Payment Terms:	30 days
3.	Years in Business:	9 years

GENERAL REQUIREMENTS

SUMMARY OF QUALIFICATIONS

DeAngelo Development, Inc. offers extensive experience in residential development, affordable housing and conventional housing markets. This experience includes marketing, buyer financing and county partnership with SHIP programs. DeAngelo Development, Inc. has been directly awarded State and Federal funded projects of over **\$5,000,000.00**. DeAngelo Development, Inc. has completed over **\$18,000,000.00** in Affordable single-family housing using State and Federal subsidies.

ACCOMPLISHMENTS

- Awarded Certificates for revitalizations in the City of Lauderhill and the Town of Davie.
- The City of Ft. Lauderdale recognized DeAngelo Development, Inc. as having the best house less than 2000 square feet & 2000 home of the year.
- **The City of Ft. Lauderdale CRA won Merit award at the 2005 Annual Redevelopment Awards Program for Dorsey Infill Housing Project.**

PROJECTS COMPLETED

- Completed 16 homes for the City of Ft. Lauderdale Housing project.
- Completed 27 homes in the City of Lauderhill under the County SHIP program.
- Completed 9 homes for the Town of Davie SHIP program.
- Completed 11 homes for the City of Coral Spring SHIP program.
- Completed 6 homes for the Franklin Park project under the County SHIP program
- Completed 18 homes for the First Time Homebuyer Program for the City of Ft. Lauderdale Community Development.
- Completed 11 homes in the Dorsey Riverbend Project for the City of Ft. Lauderdale CRA.
- Completed 16 replacement Homes for the City of Ft. Lauderdale Community Development.

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC# 6355406

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L12091102201

DATE	BATCH NUMBER	LICENSE NBR
09/11/2012	120118794	CGC057795

The GENERAL CONTRACTOR
Named below IS CERTIFIED

Under the provisions of Chapter 489, FS.
Expiration date: AUG 31, 2014

MC NAIR, WILLIE JAMES
DE ANGELO DEVELOPMENT INC
1816 NW 19TH ST
FORT LAUDERDALE

FL 33311



RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 - 954-831-4000

VALID OCTOBER 1, 2012 THROUGH SEPTEMBER 30, 2013

DBA:
Business Name: DEANGELO DEVELOPMENT INC

Receipt #: 180-6070
Business Type: GENERAL CONTRACTOR (GENERAL CONTRACTOR)

Owner Name: WILLIE J MCNAIR
Business Location: 1816 NW 19 ST
FT LAUDERDALE
Business Phone: 954-463-0085

Business Opened: 01/14/2005
State/County/Cert/Reg: CGC057795
Exemption Code:

Rooms **Seats** **Employees** **Machines** **Professionals**
4

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

WILLIE J MCNAIR
1816 NW 19 ST
FORT LAUDERDALE, FL 33311

Receipt # 01C-11-00013084
Paid 09/28/2012 27.00

2012 - 2013



Venice of America

CITY OF
FORT LAUDERDALE BUSINESS TAX YEAR 2012 - 2013

BUSINESS TAX
700 NW 19 AVENUE, FORT LAUDERDALE, FLORIDA 33311
(954)828-5195

Business ID: 962031 Business Name: DE ANGELO DEVELOPMENT INC
Business Address: 1816 NW 19 ST
Tax Category: OFFICE USE ONLY Tax#: 694676 Fee:

DE ANGELO DEVELOPMENT INC
DE ANGELO DEVELOPMENT INC
1816 NW 19 ST
FORT LAUDERDALE, FL 33311

*****DETACH AND POST THIS RECEIPT IN A CONSPICUOUS PLACE*****

Firm Qualifications and Experience

Number of Years of experience: 18 years

Number of years of experience in relation to RFP: 17 years

Has Firm Built in Hallandale: Yes

Submittal explaining ability to sell: see section 12

Total Number of employees: 5

Staff to be employed full time for this project: 5

We are not contracted with any government or private clients through
2017

TEAM'S EXPERIENCE/QUALIFICATION

Willie McNair/Robert McNair

Project 1

- City of Fort Lauderdale Community Development Division
1409 N.W Sistrunk Blvd
Fort Lauderdale, Florida 33311
Phone (954) 828-4527
 - Our firm was the primary contractor
 - 18 Single-Family Homes for the First Time Homebuyers Program
 - Contract objective was to build single-family homes for first time buyer through various in-fill sites throughout Fort Lauderdale.
 - Challenges:
 - a) All properties were separated across the City.
 - b) Vandalism
 - Resolutions:
 - a) Since properties were at different locations, we had to alter our scheduling to compensate for driving and time management.
 - b) We boarded-up all opening to help deter vandalism and theft.
 - Starting Dates/Ending Dates:

All projects started at different times, but each project had a 120 working days time to be complete. We finished all projects on time and within budget.

Project 2

- City of Fort Lauderdale Community Development Division
1409 N.W Sistrunk Blvd
Fort Lauderdale, Florida 33311
Phone (954) 828-4527
 - Our firm was the primary contractor
 - 16 Single-Family Homes Replacement Housing
 - Contract objective was to demolish and rebuild 16 single-family homes for the City of Fort Lauderdale Replacement-Housing Program through various in-fill sites throughout Fort Lauderdale.
 - Challenges:
 - a) All properties were separated across the City.
 - b) Vandalism
 - Resolutions:
 - a) Since properties were at different locations, we had to alter our scheduling to compensate for driving and time management.
 - b) We boarded-up all opening to help deter vandalism and theft.

DeAngelo Development, Inc.

- Starting Dates/Ending Dates:

All projects started at different times, but each project had a 120 working days time to be complete. We finished all projects on time and within budget.

Project 3

- City of Fort Lauderdale Community Redevelopment Agency

914 N.W 6th Street

Fort Lauderdale, Florida 33311

Phone (954) 828-4531

- Our firm was the primary contractor
- 11 Single-Family Homes for Community redevelopment Program
- Contract objective was to build single-family homes for the City of Fort Lauderdale Model Row Project through various in-fill sites in the Dorsey Riverbend Neighborhood.
- Challenges:
 - a) All properties were built in the same neighborhood with a very high crime rate.
 - b) Vandalism/Theft
- Resolutions:
 - a) Since the area had a lot of undesirable activity we got the police to patrol more frequently.
 - b) We boarded-up all opening to help deter vandalism and theft.
- Starting Dates/Ending Dates:

The first 5 homes had to be built prior to the construction of the additional six homes. We complete the first 5 homes on time and within budget. The last 6 homes started at different times, but each project had a 120 working days time to be complete. We finished all projects on time and within budget

Project 4

- Brian Dillon Town of Davie

6591 Orange Drive

Davie, Florida 33314

Phone (954) 797-1125

- Our firm was the primary contractor
- 9 Single-Family Homes for the First Time Homebuyers Program
- Contract objective was to build single-family homes for first time buyer through various in-fill sites in the same neighborhood located in the Town of Davie.
- Challenges:
 - a) The neighborhood was in a high crime rate area.

DeAngelo Development, Inc.

- b) Vandalism
- Resolutions:
 - a) We had the police to patrol the neighborhood more often
 - b) We boarded-up all opening to help deter vandalism and theft.
- Starting Dates/Ending Dates:

Due to each buyers getting their own construction financing all projects started at different times. We finish all houses on time per contracts and within budget.

Project 5

- City of Lauderdale
5581 West Oakland Park Blvd
Lauderhill, Florida 33313
Phone (954) 730-3033
- Our firm was the primary contractor
- 27 Single-Family Homes for the First Time Homebuyers Program
- Contract objective was to build single-family homes for first time buyer on various in-fill sites throughout the Stonebridge Estate neighborhood in Lauderdale.
- Challenges:
 - a) Bringing buyers into an area that people didn't find desirable.
 - b) Vandalism

- Resolutions:
 - a) Since the location was not desirable we had to upgrade the design and features to attract buyers.
 - b) We boarded-up all opening to help deter vandalism and theft.
- Starting Dates/Ending Dates:

All projects started at different times, but we completed all homes within time and budget per the individual contract.

WILLIE J. McNAIR

SUMMARY OF QUALIFICATIONS

Offering extensive experience, education and training in **Construction Management** with expertise In **Budgeting, Scheduling, Quality Control, Proposal Development, Contract Negotiations, Purchasing, Computer Operations, Reporting, Client/Public Relations and Records Management** Expertise includes, but not limited to the following:

ACCOMPLISHMENTS

- **LICENSED GENERAL CONTRACTOR**
- **Estimated** Product, evaluated bids, **negotiated** terms, selected vendors/subcontractors per specifications for 354-townhouse project in Margate, Florida.
- **Managed** and scheduled over 30 Vendors/subcontractors for the 10 month 381 unit townhouse project in Bonaventure, Florida (**noted as the most successful project for the South Florida Division of Pulte Home Corporation**).
- **Managed** and scheduled a 31 unit single family estate homes subdivision that ranged in sizes from 1800 square feet to 2500 square feet with the most expensive home costing over \$180,000.00.
- **Coordinated** client relations, proposal development, field inspections, computer operations and maintenance of project logs in support of 2 years, \$58 million Broward County Convention Center Construction project with responsibility for subcontract submittals and buyouts as a Project Engineer for "Florida Largest General Contractor" resulting in a commendation for contributions to project completion ahead of schedule.
- **Reviewed** subcontractor bids for buyout and change orders for approval with responsibility for determination of full scope of work through calculations based on drawings and original contract specifications resulting in company savings over \$200,000.00.

- **Evaluated** bids, **selected** vendors, **negotiated** terms, **acquired** approval and purchased equipment/materials for compliance with specifications and cost control.
- **Negotiated change** orders, **coordinated** schedules and **participated** in review meetings with clients to ensure on-time project completion and client satisfaction.
- **Developed** a system of review, processing and logging of project structural, architectural, plumbing, heating and electrical shop drawings using knowledge of project specifications resulting in improved accuracy, access, and organization.
- **Analyzed** isometric drawings **developed** the format and **produced** over 1,000 different Hydro Test Packages for pipeline pressure testing in support of a \$500 million Mobil Beaumont Expansion Project involving revamping and grass roots construction of 7 units as a Construction Engineer for M.W. Kellogg Company resulting in a commendation from the Vice-President for contributions to **on-time project completion**.
- **Developed** several spreadsheets in support of bidding and tax accruals using Lotus 1-2-3 resulting in improved accuracy, vendor relations and large time-savings.

PROFESSIONAL HIGHLIGHTS

1996 to Present
Lauderdale, Florida

DeANGELO DEVELOPMENT, INC.

Fort

President

1993 to 1996
Lauderdale, Florida

PULTE HOME CORPORATION

Fort

Project Manager
Superintendent
Assistant Superintendent

1991-1993
Houston, Texas

M.W. KELLOGG COMPANY

Construction Engineer II

1989-1991

CENTEX ROONEY CONSTRUCTION
COMPANY
Project Engineer
Assistant Project Engineer

Fort Lauderdale, Florida

DeAngelo Development, Inc.

EDUCATION & TRAINING

UNIVERSITY OF FLORIDA

BACHELOR OF SCIENCE DEGREE IN BUILDING CONSTRUCTION
Society of Black Student Construction
Kappa Alpha Psi Fraternity

Gainesville, Florida

1989

Committee Member

Dean of Pledges, Social Committee Chairman

PULTE HOME CORPORATION

Florida

Project Management Training, Superintendent Training, Construction Management, Team,
Personal Organization Training Estimating, Land Development Training, Pulte University,
Computer Operations – Excel, Winword

Fort Lauderdale,

M.W. KELLOGG COMPANY

Quality Awareness Workshop, Quality Assurance/Quality Control Training, Equipment Control,
Computer Operations – 20/20, Lotus 1-2-3, Reporting

Houston, Texas

CENTEX ROONEY

Construction Management Budgeting, Scheduling, Bidding, Subcontract Administration &
Supervision, Contract Negotiations, Client Relations

Fort Lauderdale, Florida

SERVICE AWARDS (3)

PULTE HOME CORPORATION PERFORMANCE BONUS AWARD

M.W. KELLOGG PERFORMANCE BONUS AWARD

**CENTEX RECOGNITION FOR “WORKING RELATIONS WITH
SUBCONTRACTORS”**

**CENTEX PROJECT MANAGER COMMENDATION FOR “SUPERIOR
PERFORMANCE”**

**M.W. KELLOGG VICE PRESIDENT COMMENDATION. “EXCELLENT
CONTRIBUTION”**

ROBERT D. McNAIR

SUMMARY OF QUALIFICATIONS

Offering extensive experience, education and training in Construction Management with expertise in Budgeting, Scheduling, Quality Control , Contract Negotiations, Reporting, Client/Public Relations & Recorder Management.

ACCOMPLISHMENTS

- Managed 20 units' single family estate homes subdivision that ranged in sized from 1400 square feet to 1900 square feet. Price range in the low \$100,000.
- Negotiated change orders, coordinated schedules & participated in reviewed meetings with clients to ensure on time project completion & client satisfaction.
- Managed 16 unit single family homes built for the Ft. Lauderdale Housing Authority.3
- Managed & scheduled over 15 vendors/subcontractors for two years.
- Evaluated bids, selected vendors, negotiated terms, acquired approval & purchased equipment/materials for compliance with specifications and cost control.
- Managed and built over one hundred (100) affordable homes through out Broward County
- Currently supervising building Custom Estates homes in Davie that range in size from 4000 square feet to 6000 square feet. Price range from \$900,000 to \$1.4 million.

PROFESSIONAL HIGHLIGHTS

1997 to Present
Lauderdale, Florida

DeANGELO DEVELOPMENT, INC. Ft.

Vice President

1992 - 1997
Florida

TOYOTA OF HOLLYWOOD

Hollywood,

Finance & insurance Manager
Sales, Sales Management Trainee

1987- 1992

SEARS STORES Ft. Lauderdale, Florida
Floor Manager, Salesman

EDUCATION & TRAINING

UNIVERSITY OF FLORIDA

Bachelor of Arts Degree in Criminal Justice

Gainesville, Florida

Society of Black Student Business Administration

Committee Member

Kappa Alpha Psi Fraternity

President

Dean of Pledges, Vice

TOYOTA CORPORATION

1) Finance & Insurance Certified

2) Top Sales 1993

Ingrid A. Simpson

1041 Southwest 99th Avenue, Pembroke Pines, FL 33025, (954) 934-2158,

SUMMARY OF QUALIFICATIONS

- Growth-oriented, highly motivated professional with a dedicated and positive attitude and several years of commitment to the construction environment.
- Excellent organizational and time management skills. Ability to communicate with diverse populations, verbally and written.
- Proficient with IBM compatible computers and Window based programs such as Microsoft Word, PowerPoint, and Excel.
- Firm believer of the "customer first" philosophy.

WORK EXPERIENCE

- 2001 – Present, **DeAngelo Development - Ft. Lauderdale, FL** **Assistant Project Manager**
- Managed the daily operations of construction including, sub-contractor management, scheduling material purchasing, permitting, on-site inspections, and architectural redlining and design.
 - Managed over 10 homes of approximately \$2,000,000 of construction projects.
 - Assisting with filing of complex applications, drafting of letters of support, create and complete projects layout in graphic arts, renderings, prepare PowerPoint presentations, compile back up documents for Board of Adjustment, City Commission, Community Redevelopment Association, County Commission, Development Review Committee, Historic Preservation Board, Planning and Zoning Board, Property and Right of Way Committee.
 - Coordinate infrastructure with Civil Engineer, including field inspections, and attending city planning and zoning meetings.
 - Assist in conducting and preparing statistical research projects, compile zoning and planning related data.
 - Evaluate bids and develop site plans
 - Maintain construction files from inception to completion of development of project.
 - Supervise administrative office activities to achieve maximum efficiency and expense control productivity.
 - Develop procedures and policies regarding office activities, such as records maintenance, accounts payable and receivables.
- 2000 - 2001 **Federated National Insurance - Plantation, FL** **Underwriter**
- 1995 - 2000 **MHD Insurance Company - Ft. Lauderdale, FL** **Underwriter**
- Reviewed individual applications for insurance to evaluate degree of risk involved and determine acceptance of application.
 - Processed and prepared endorsements and followed up on renewals.
 - Set-up insurance policies and accurately input customer's information into database.
 - Communicated with agents to determine premiums.
 - Processed endorsements by transferring and adding coverage.
 - Effectively interact with customers regarding inquiries and complaints in person and through telephone and other correspondence.
 - Identified and resolved problems accurately and in a timely manner.
- 1992 – 1994 **Gadi Gichon, MD - Sunrise, FL** **Insurance Claims Administrator**
- Verified the completion and validity of claim forms.
 - Reviewed company records to determine coverage.
 - Calculated amount of claims and submitted claims for payment.

EDUCATION

FLORIDA ATLANTIC UNIVERSITY – Davie, Florida, Bachelors Science, Urban and Regional Planning (December, 2009)
FLORIDA ATLANTIC UNIVERSITY – Davie, Florida, Crime Prevention Through Environmental Design Certificate (Dec, 2008)
BROWARD COMMUNITY COLLEGE - Davie, Florida, Associate of Arts, Urban and Regional Planning (May, 2007)
Gold Coast School of Insurance – Ft. Lauderdale, FL, General Lines Agent (August, 1999)
EXCELLENT REFERENCES UPON REQUEST

RESUME of Robert A. McIntire

Address: 11201 N.W. 25th Street Plantation, FL 33323 **Phone:** 954-370-9469

Birthdate: July 15, 1953 in Havana, Cuba

Licensed Architect in the State of Florida since 1982: #AR0009409

Education:	1968-1971	Portsmouth Abbey Preparatory School
	1971-1975	Brown University and Rhode Island School of Design
		B.A. in Fine Arts
	1975-1979	Washington University in St. Louis, MO
		M.A. in Architecture

Work Experience:

1979-1980	Jerome A. Goebel, A.I.A.
1980-1981	Haack, Crawford and Associates
1981-1983	Franz Joseph Shropa, A.I.A.
1983-1989	Goldenholz and Fischer, Architects and Planners
1989-1991	Adache Associates
1991-Present	Founded and Managed RAM Design, Inc.

Have worked on a wide range of projects including:
libraries, hospitals, schools, luxury hotels, single and multi-family housing, shopping centers, warehouses, office buildings, restaurants, museums, churches, synagogues, and assisted living facilities.

Sample Project List:

RESIDENTIAL

The Parello Residence, Weston
The Caruana Residence, Weston
The Jacobs Residence, Plantation
Anchor Light Apartments, Marathon Key
Coral Key Townhomes, Ft. Lauderdale

COMMERCIAL

Rio Vista Plaza, Ft. Lauderdale
Five Points Shopping Plaza, Wilton Manors
E.S.I. Office/Warehouse Expansion, Hialeah Gardens
New Hollywood/Ft. Lauderdale Offices for the Herald
New Ft. Lauderdale/Sunrise/Miami Offices for Avis
Davie Professional Office Building, Davie
Storage Mart Facilities, Miami
Skyline Professional Office Building, Sunrise

INSTITUTIONAL

Seminole Tribe Museum & Cultural Center, Hollywood
Big Cypress Reservation Administrative Center
Immokalee Reservation Administration Center
Hollywood Seminole Multipurpose Center
Brighton Reservation Clinic
Trail Baptist Church, Collier County
Hollywood Playhouse Expansion
Osceola Memorial Library Expansion, Brighton
The Schott Center, Cooper City
Immokalee Preschool & Community Meeting Hall

Accomplishments:

Served on Plantation Code Enforcement Board for two terms
Worked with Seminole Tribe since 1991

Gator Engineering Consultants, P.A.

REGINA R. BOBO-JACKSON, P.E.
President/Civil Engineer

EDUCATION	University of Florida (1983) Bachelor of Science of Civil Engineering
LICENSES	Professional Engineer: Florida #38550 (1987)
AFFILIATIONS	American Society of Civil Engineers Florida Engineering Society

PROFESSIONAL EXPERIENCE

Ms. Bobo-Jackson has over 29 years experience in civil engineering. She began her professional career with the Department of Transportation (FDOT) where she gained extensive experience while working on a wide range of projects with emphasis on highway design. Following her tenure with FDOT she served as project manager with a major South Florida engineering firm where she provided consulting services to the FDOT and other clients.

In 1988, Ms. Bobo-Jackson established Gator Engineering Consultants, P.A., and has since managed and completed numerous projects in South Florida. The majority of the projects completed by her have been roadway design including geometry, maintenance of traffic, pavement design, signing and marking, lighting and signalization. She has been responsible for civil/site development projects which included paving, grading, signing and pavement marking, drainage sanitary sewer, and lift station design and permitting. Ms. Bobo-Jackson has conducted corridor analyses by evaluating existing and future/projected traffic data relative to multi-modal interrelationship, land use, egress and ingress, available right-of-way, environmental and socio-economic impacts to the neighborhoods and surrounding areas to determine the need for roadway improvements and/or changes. She has also served on several Value Engineering Teams to determine project economics and employs the value engineering concept in all projects. She is also Advance Maintenance of Traffic Design Certified.

Sample Residential Development Projects Include:

Pine Cone Estates – Lauderdale Lakes
Villa Medici – Fort Lauderdale

PROJECT MANAGER'S EXPERIENCE

Management Team

DeAngelo Developments' management team key personnel for this project and their area of responsibilities are as follows:

Willie McNair- Managing Member

Mr. McNair is the qualifier for this project. He will be the project manager for the front-end of the project. This includes, but not limited to all the project management of slab, block installation, truss installation, plywood installation, and truss engineering. Mr. McNair will also be responsible coordinating the subcontractors for metal framing, plumbing top-out, electric rough, air conditioning, window installation, roof dry-in and hot mop, and insulation. Mr. McNair will be responsible for all scheduling and material ordering. He will also be responsible for all safety training and bi-weekly subcontractor meeting. He will also be responsible for subcontractor contracts and payment request.

Robert McNair- Member

Mr. McNair will be the project manager for the back-end of the project. This includes the management of the dry-wall installation, finishing and texture, stucco, interior doors and trim, paint, cabinet installation, tile installation, final roof installation, landscaping, and irrigation, final subcontractor installation and inspection. Mr. Robert McNair will be responsible for maintain the schedule and payment requisitions with the subcontractor. He will be responsible for walk-thru with homebuyers and any walk-thru punch-out.

Edna McNair- Office Manager

Mrs. McNair is the office manager for this project. Mrs. McNair has worked as a bookkeeper for the Broward county School Board. She will handle the accounting aspects for this project. She will also be responsible for the Davis-Bacon requirements for this project. She will also coordinate the color selections and any change orders for options.

Ingrid Simpson- Superintendent, Planner

Ms. Simpson will be responsible for the coordinating of the models to be design by the Architect and any civil engineering designs with the Civil Engineer. She will be responsible for tracking the plans and the permits for the project. She will be responsible for monitoring the Section 3 requirements. She will coordinate materials for samples and maintain the information of any changes made by the homebuyer, Hallandale CRA and developer. She will also be responsible for helping

the project manager during the construction of the project. Ms. Simpson will be responsible for coordinating customer service.

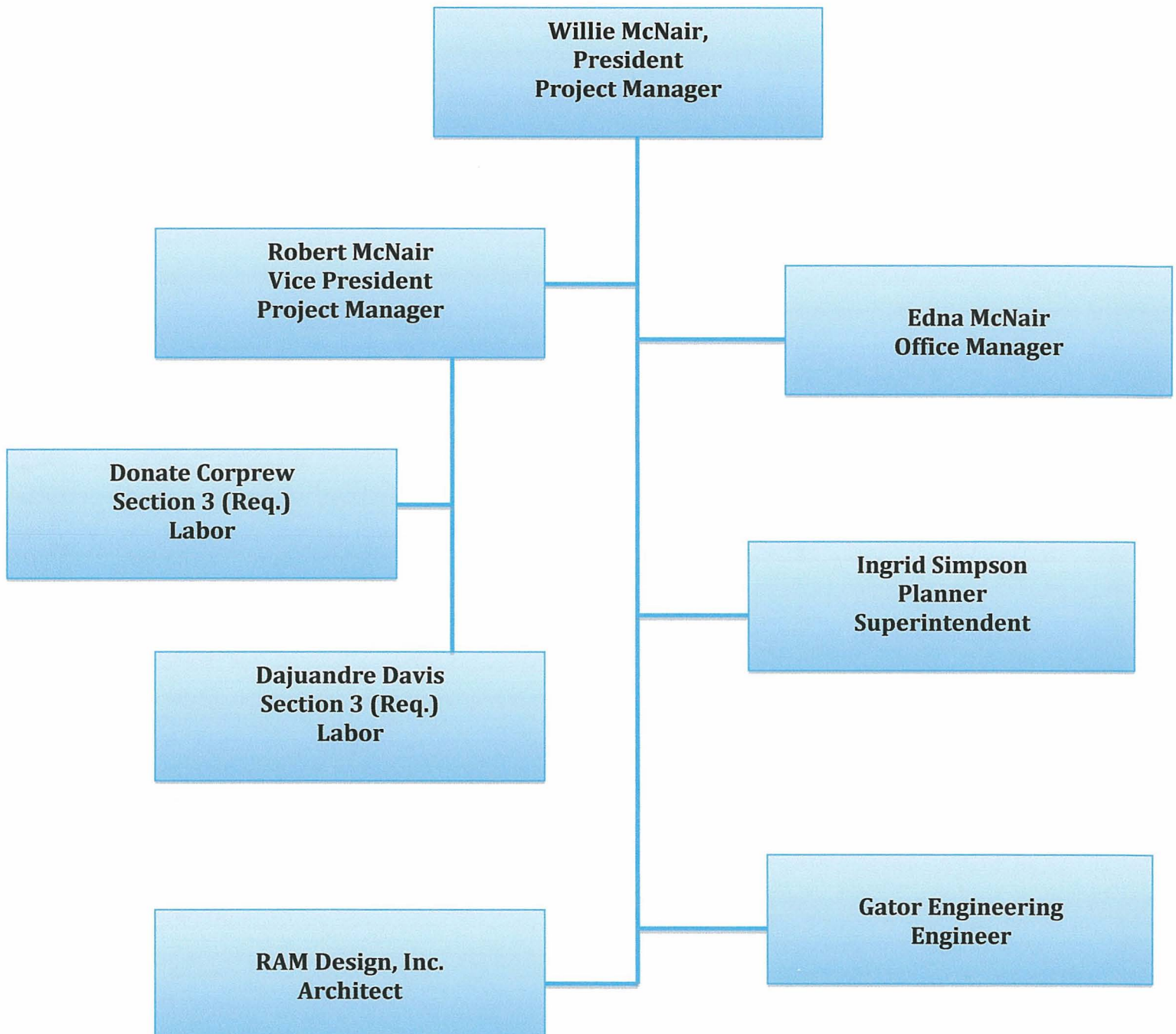
Robert McIntire- RAM Design Inc., Architect

Mr. McIntire will be responsible for all designs and construction documents of all the models. He will be responsible to make corrections for any comments made by the Building Department or any City of Hallandale Beach Committees.

Regina Jackson- Gator engineering, Civil Engineer

Mrs. Jackson will be responsible for any construction documents and permitting needed for the design and execution of any server relocation or an other civil aspect of this project.

**DeAngelo Development, Inc.
Organization Chart**



PAST PERFORMANCE (REFERENCES)

1. Diana R McDowell
Housing Program Administrator
City of Fort Lauderdale Community Development Division
1409 N.W Sistrunk Blvd, Ft. Lauderdale, Fl. 33311
Phone: (954) 828-4527, Fax (954) 828-3754
2. Alfred G. Battle Jr.
Director
Northwest/Progresso/Flagler Heights Community Redevelopment
Agency
City of Fort Lauderdale
914 N.W 6th Street, Ft. Lauderdale, Fl. 33311
Phone: (954) 828-4531, Fax (954) 828-4500
3. Miriam Carrillo
Director OHUI
Pompano Beach Office of Housing & Urban Improvement
100 W Atlantic Blvd, Pompano Beach, Fl. 33060
Phone: (954) 786-4659, Fax (954) 786-5534
4. Kenneth Hobbs
Finance Director
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill Fl. 33313
Phone: (954) 730-3033, Fax (954) 730-4227
5. Randy Youse
Building Official
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill Fl. 33313
Phone: (954) 730-3033, Fax (954) 730-4227

January 5, 2012

TO WHOM IT MAY CONCERN:

DeAngelo Development, Inc. has been a very competent & professional company that has proven to be able to complete all projects on time and on budget. DeAngelo Development, Inc. has provided a lot of attractive and well designed homes that buyers have gravitated to for purchase.

Their designs, high quality of finish has brought them to become a very wanted commodity in the affordable housing arena. They have met or exceeded all expectations in my association with their company.

Sincerely,



Miriam Carrillo
Director OHUI



Venice of America

CITY OF
FORT LAUDERDALE

January 5, 2012

Broward County Housing Finance
and Community Development Division
110 NE 3rd Street, Suite 300
Fort Lauderdale, FL 33301

RE: Letter of Recommendation

To Whom It May Concern:

DeAngelo Development, Inc. has worked with the City of Fort Lauderdale's Housing & Community Development Division for the past ten (10) years. During that time, they have successfully completed many substantial housing rehabilitation projects and constructed numerous infill houses. In my position as Housing Programs Administrator for the City of Fort Lauderdale, I have personally worked with DeAngelo Development, Inc., for the past three (3) year and they have provided nothing less than professional service for our programs.

All of the projects that were awarded to DeAngelo Development, Inc. were undertaken in a professional manner and completed within the allocated construction schedule. Additionally, their construction knowledge, quality of work and workmanship are outstanding.

Without reservation, I recommend DeAngelo Development, Inc. as a Developer/Contractor for the County's Affordable Housing Programs.

If you have any questions or need additional information please contact me at (954) 828-4513.

Sincerely,

Diana R. McDowell
Housing Programs Administrator





Venice of America

CITY OF
FORT LAUDERDALE

January 5, 2012

To Whom It May Concern:

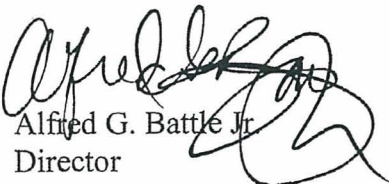
RE: DeAngelo Development

The Fort Lauderdale Community Redevelopment Agency has worked with DeAngelo Development in the past on single-family projects within the northwest CRA district. As a construction professional Mr. McNair has exceeded our expectations and met all of the performance requirements associated with his projects.

In our observations, Mr. McNair keeps his projects on schedule and the housing product provided is of high quality. In my opinion, DeAngelo Development has exceeded our expectations and would give the company a very high grade on their work within the City of Fort Lauderdale.

Please contact me if you have any questions.



Sincerely,


Alfred G. Battle Jr.
Director

AGB/

**NORTHWEST / PROGRESSO / FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AGENCY**
914 NORTHWEST 6TH STREET, FORT LAUDERDALE, FLORIDA 33311
TELEPHONE: (954) 828-4531, FAX (954) 828-4500
www.fortlauderdale.gov



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[Events](#) **No Name History**

Entity Name Search

[Return to Search Results](#)

Detail by Entity Name

Florida Profit Corporation

DEANGELO DEVELOPMENT, INC.

Filing Information

Document Number	P95000062870
FEI/EIN Number	650621735
Date Filed	08/14/1995
State or Country	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/16/2000
Event Effective Date	NONE

Principal Address

1816 NW 19TH ST
FT LAUDERDALE, FL 33311

Changed: 09/16/1997

Mailing Address

1816 NW 19TH ST
FT LAUDERDALE, FL 33311

Changed: 09/16/1997

Registered Agent Name & Address

MCNAIR, WILLIE J
1217 NW 17TH ST
FT LAUDERDALE, FL 33311

Name Changed: 04/27/2011

Address Changed: 05/17/1999

Officer/Director Detail

Name & Address

Title P

MCNAIR, WILLIE
1217 NW 17TH STREET
FORT LAUDERDALE, FL 33311

Title VP

MCNAIR, ROBERT D
1217 N.W. 17 STREET
FT. LAUDERDALE, FL 33311

Annual Reports

2012 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P95000062870

Entity Name: DEANGELO DEVELOPMENT, INC.

FILED
Apr 25, 2012
Secretary of State

Current Principal Place of Business:

1816 NW 19TH ST
FT LAUDERDALE, FL 33311 US

New Principal Place of Business:

Current Mailing Address:

1816 NW 19TH ST
FT LAUDERDALE, FL 33311 US

New Mailing Address:

FEI Number: 65-0621735

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

MCNAIR, WILLIE J
1217 NW 17TH ST
FT LAUDERDALE, FL 33311 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

Title: P
Name: MCNAIR, WILLIE
Address: 1217 NW 17TH STREET
City-St-Zip: FORT LAUDERDALE, FL 33311

Title: VP
Name: MCNAIR, ROBERT D
Address: 1217 N.W. 17 STREET
City-St-Zip: FT. LAUDERDALE, FL 33311

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WILLIE J MCNAIR

P

04/25/2012

Electronic Signature of Signing Officer or Director

Date

PROPOSER'S APPROACH TO THE PROJECT

Our approach to the originations management is based on the same type of management structure that was set-up when Mr. Willie McNair was Project Manager with one of the largest homebuilders in the country. This type of management structure was instrumental in building over 1,000 homes per year in its South Florida division. This structure has been proven to ensure prompt customer service and satisfaction. He will maintain employee training and performance with u-weekly job site training to maximize employee performance. The biggest challenges that we have encountered have been allowing changes after the construction has started. We have made a company policy to not make any changes after permits have been issued.

RFP # FY 2012-2013-CRA003
PRE-QUALIFICATION OF
FIRMS FOR AFFORDABLE HOUSING

COMMUNITY REDEVELOPMENT AGENCY
HALLANDALE BEACH

PROPOSED UNIT MODELS

RFP NUMBER FY 2012-2013-CRA003

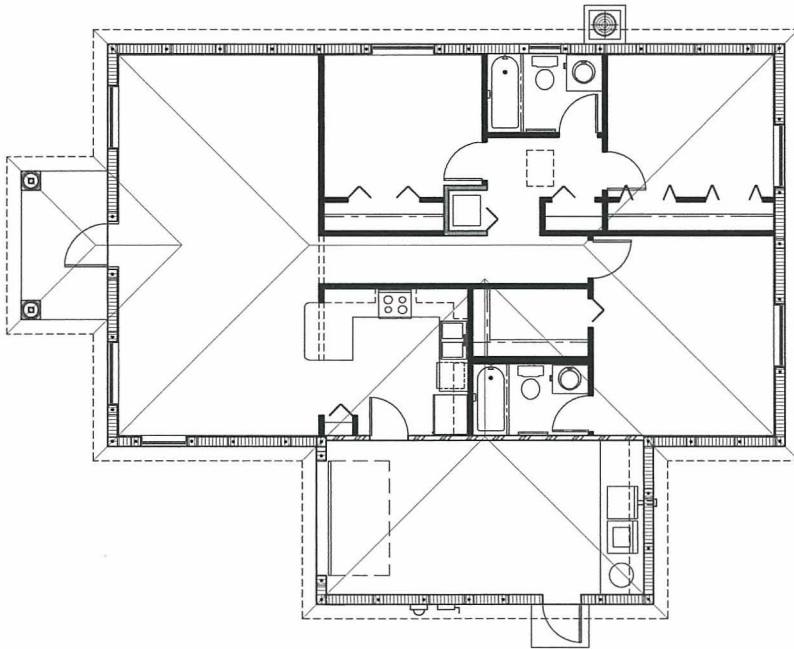
MODELS

	<u>NAME</u>	<u>A/C SF</u>	<u>BEDROOMS</u>	<u>BATHROOMS</u>	<u>GARAGE</u>	<u>STORIES</u>	<u>PRICE</u>	<u>COST/SF</u>
Model 1	SARASOTA	1300	3	2	1	1	\$ 143,000.00	\$110.00
Model 2	HALLANDALE	1300	3	2.5	1	2	\$ 145,000.00	\$111.00
Model 3	GRAND CAYMAN	1306	3	2	1	1	\$ 143,000.00	\$109.00

OPTIONAL MODELS

	<u>NAME</u>	<u>A/C SF</u>	<u>BEDROOMS</u>	<u>BATHROOMS</u>	<u>GARAGE</u>	<u>STORIES</u>	<u>PRICE</u>	
	ROSE	1246	3	2	1	1	\$ 137,000.00	\$110.00
	CLASSIC	1281	3	2	1	1	\$ 140,000.00	\$109.00
	LONG KEY	1386	3	2	1	1	\$ 150,000.00	\$108.00
	PIONEER	1407	4	2	1	1	\$ 152,000.00	\$108.00

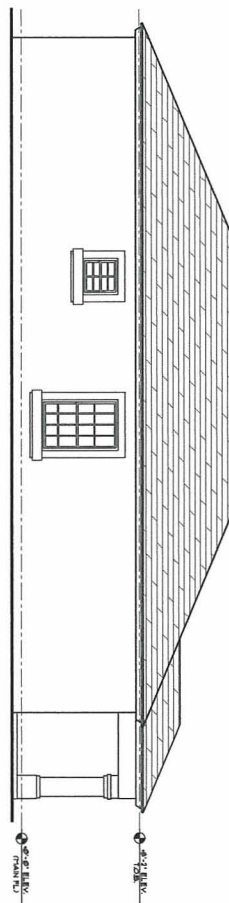
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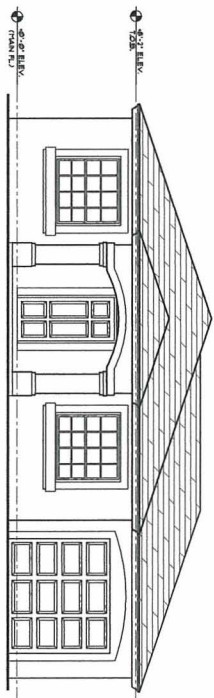
FLOOR PLAN 'C'
SCALE: 1/4" = 1'-0"

DESIGN INFORMATION

CALCULATED FLOOR AREAS	
TOTAL COOLED AREA (SQUARE) *	1546.9 SQ. FT.
TOTAL ENTRY AREA *	42.9 SQ. FT.
TOTAL UNCOOLED AREA (SQUARE) *	1589.8 SQ. FT.
TOTAL BUILDING AREA (SQUARE)	1632.7 SQ. FT.



SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

**GRAND CAYMAN MODEL I RESIDENCE
DEANGELO DEVELOPMENT
POMPAHO BEACH, FLORIDA**

REVISIONS	
DATE	
DESIGN BY	
CHECKED BY	
DATE	

RAW DESIGN, INC. - 10001 N.W. 50TH ST., SUITE 203G, SUNRISE, FLORIDA 33351 (954) 748-5551 FAX: 747-0988

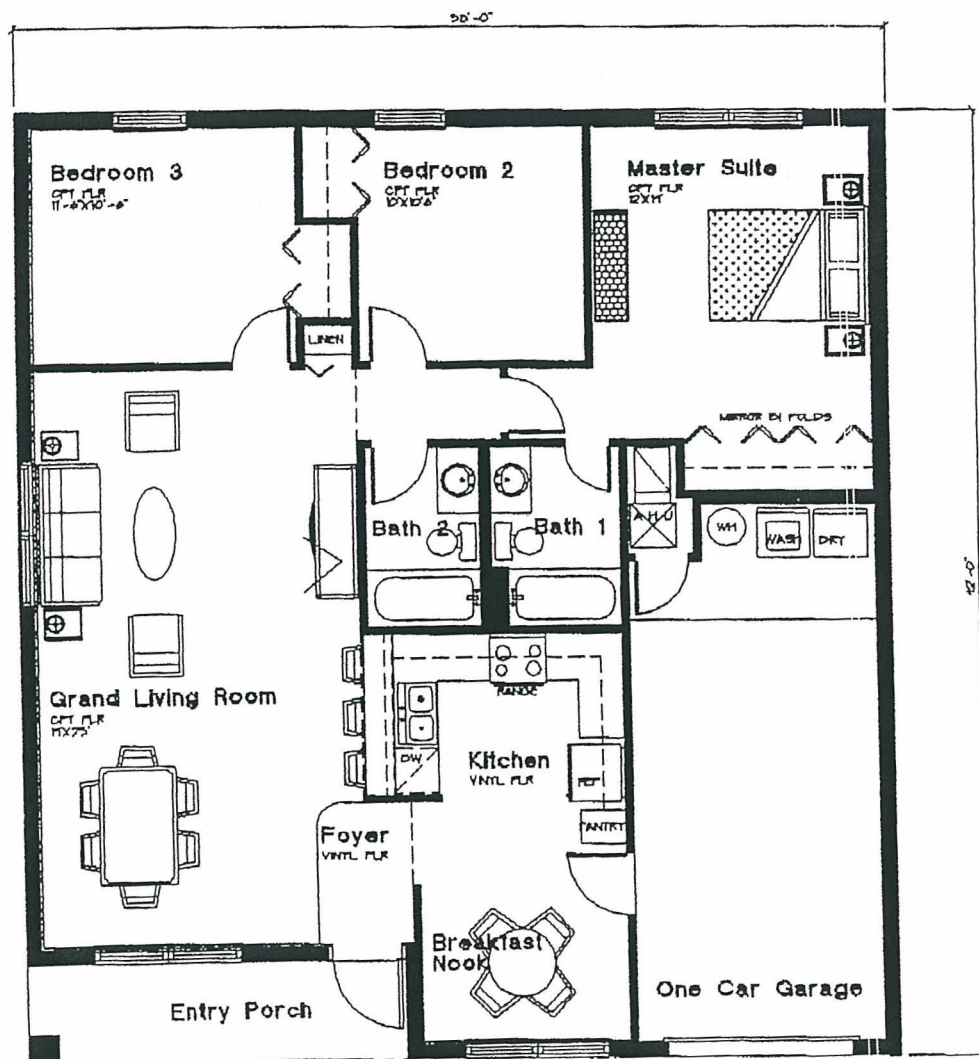
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FLORIDA DEPT. OF PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE LICENSE #0000409



Front Elevation

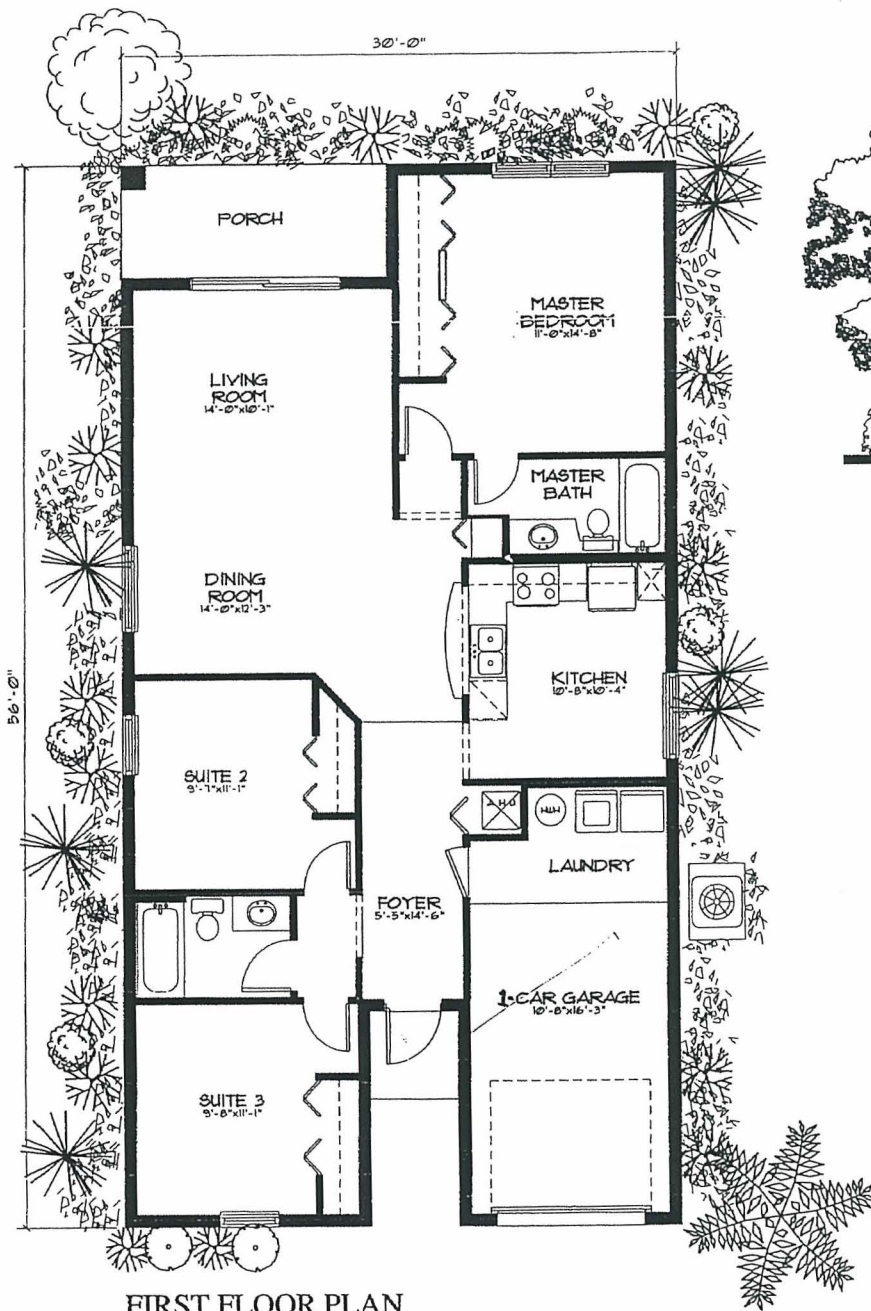
B



Floor Plan
1216 SQUARE FOOTAGE AIR-CONDITION SPACE

ROSE

DeAngelo Development, Inc.



FIRST FLOOR PLAN



FRONT ELEVATION

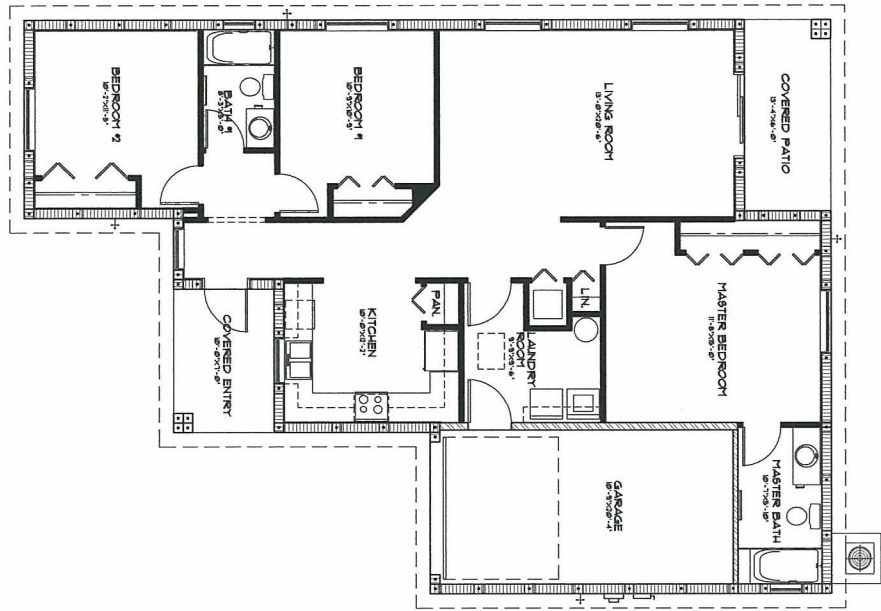
AREA CALCULATIONS

A/C FIRST FLOOR	1281 Sq.Ft.
GARAGE	260 Sq.Ft.
COVERED ENTRY	21 Sq.Ft.
SCREEN PORCH	86 Sq.Ft.

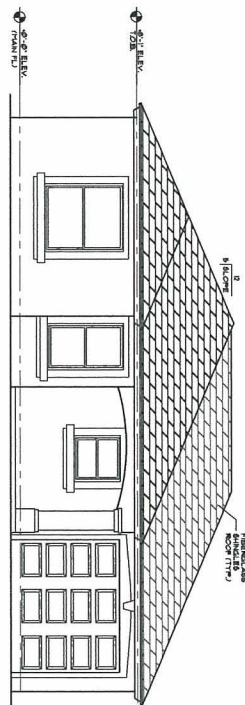
TOTAL A/C	1281 Sq.Ft.
TOTAL UNDER ROOF	1648 Sq.Ft.

DESCRIPTION

ONE STORY
THREE BEDROOM
ONE CAR GARAGE



FLOOR PLAN
SCALE: 1/4" = 1'-0"



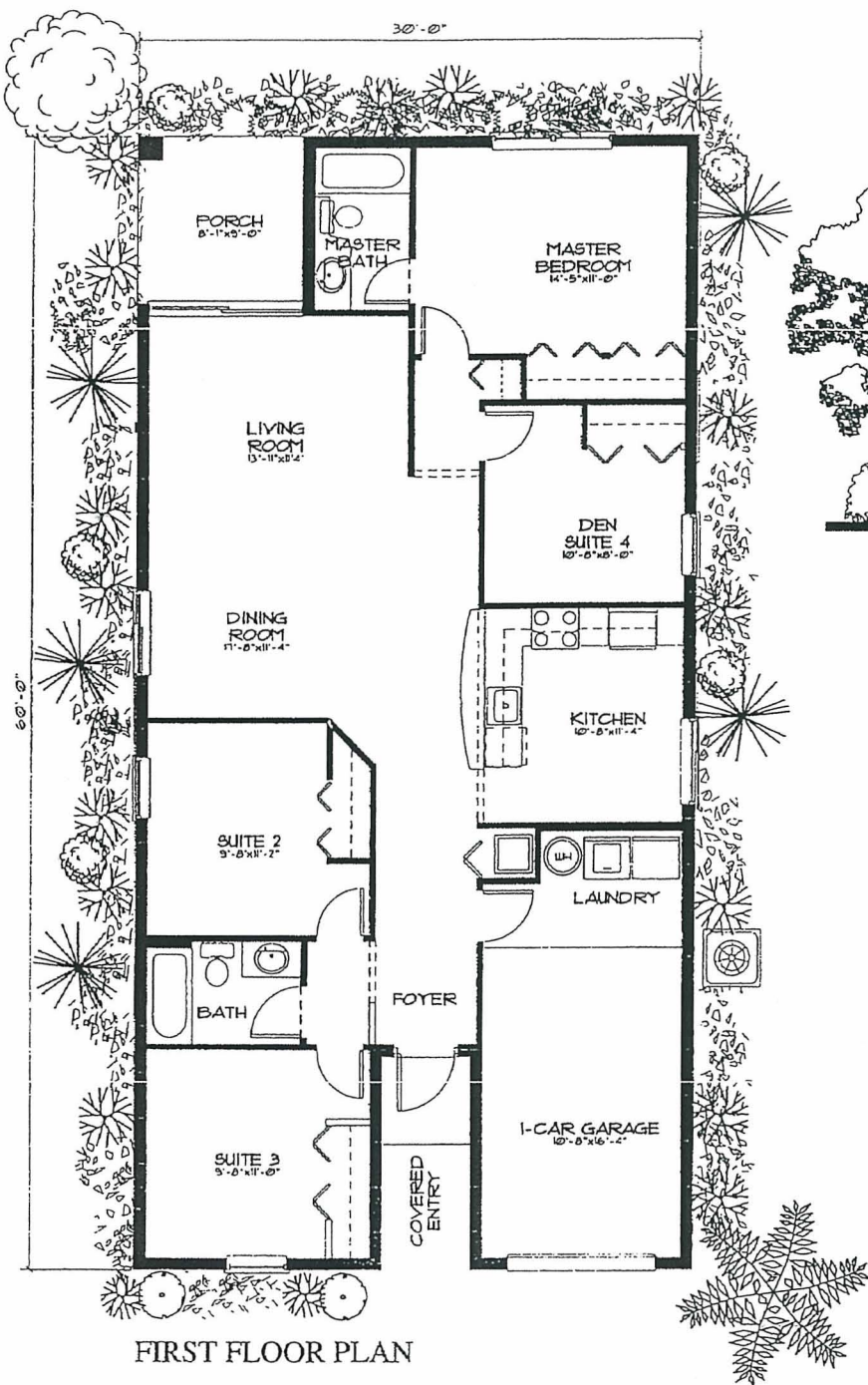
FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

DESIGN INFORMATION	
CALCULATED FLOOR AREAS	
GRAND TOTAL	2146 SQ. FT.
COVERED ENTRY	86 SQ. FT.
COVERED PATIO	112 SQ. FT.
TOTAL LIVING ROOM	1748 SQ. FT.

LONG KEY IV MODEL RESIDENCE DEANGELO DEVELOPMENT FORT LAUDERDALE, FLORIDA

RAM DESIGN, INC. - 10001 N.W. 50TH ST., SUITE 203G, SUNRISE, FLORIDA 33351 (954) 748-5861 FAX: 747-0988

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FIRST FLOOR PLAN



FRONT ELEVATION

AREA CALCULATIONS

A/C FIRST FLOOR	1,407 Sq.Ft.
GARAGE	760 Sq.Ft.
COVERED ENTRY	21 Sq.Ft.
PATIO	79 Sq.Ft.

TOTAL A/C	1,407 Sq.Ft.
TOTAL UNDER ROOF	1,767 Sq.Ft.

DESCRIPTION

ONE STORY
FOUR BEDROOM
ONE CAR GARAGE
Pioneer Model

STANDARD FEATURES

EXTERIOR:

- 1. Sod/automated in-ground sprinkler system for landscaping and lawn area, Including swale.**
- 2. Professional landscaping package including fully sodded lot**
- 3. Concrete driveway**
- 4. Shingle Roof**
- 5. Sidewalks**
- 6. Concrete block construction**
- 7. On street, individual mailboxes with a common design**
- 8. Exterior features including front and rear outlets and switch operated lighting at all doors leading to the outside, front and rear bibs**
- 9. Stylish stucco finish**
- 10. Impact windows and doors**
- 11. Lighted front porch and patio**

STANDARD FEATURES

INTERIOR:

- 1. Two (2) full bathrooms with tubs, showers and tiling on bath floors and walls**
- 2. Central A/C system (minimum SEER rating 12)**
- 3. Stain Steel double kitchen sink and tiled floors**
- 4. Interior design light fixture package**
- 5. Ceramic tile (entryway, kitchen and baths) and carpet**
- 6. All appliances including washer and dryer hook-up, self cleaning range, range hood, disposal, refrigerator with ice maker and water line.**
- 7. Wiring for cable, internet, smoke detector and phone.**
- 8. Large Master Suites**
- 9. High efficiency air-conditioning**
- 10. Interior knockdown finish with egg shell paint on drywall**
- 11. Energy - Efficient electric hot water heater**
- 12. Designer cabinet and mica counter tops**

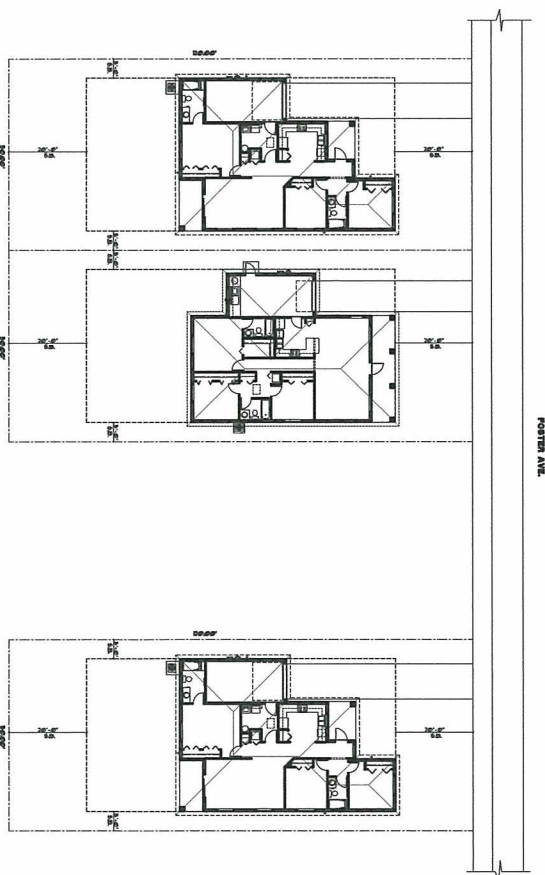
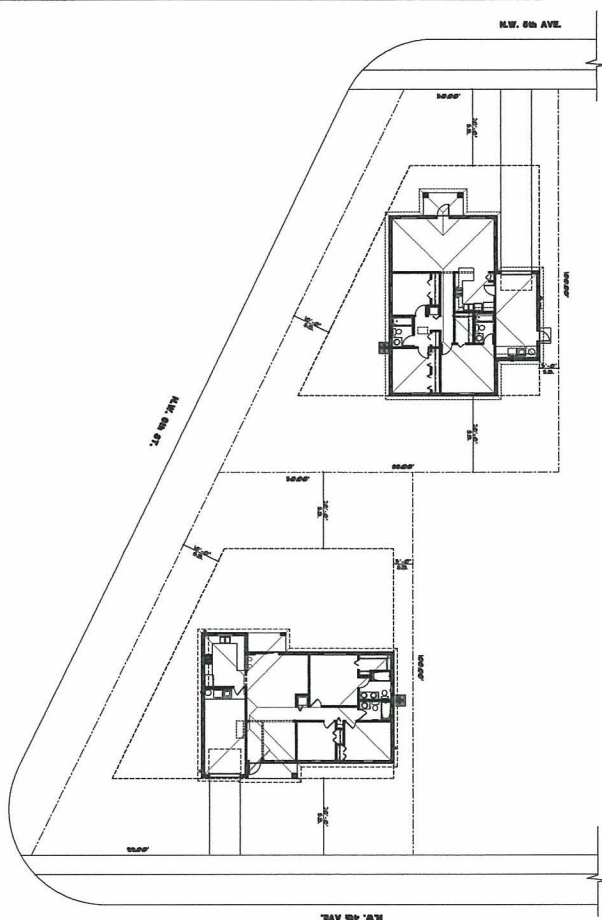
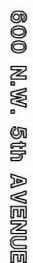
Green Building Criteria

- There are several good alternatives to fiberglass insulation.
 - i. Cellulose insulation it's made from 80% recycled newspaper, and the chemicals that hold it together do not use formaldehyde. Fire-retardant chemicals are also necessary to make the product safe.
 - ii. Wool insulation provides an option that is natural and renewable. Although wool is flame resistant naturally, it is subject to insect damage.
- Roof overhangs to help reduce energy use by providing shade from the sun in the summer and solar heat gain in the winter.
- Use ENERGY STAR products such as light bulbs, fixtures, appliances and water heater.
- Vegetation/trees for shading and wind breaks.
- High performance windows.
- Effective insulation R-30.
- Programmable Thermostat

Tentative Schedule

<u>Activity</u>	<u>Date</u>
Award of Contract	5/1/13
Notice to proceed	5/30/13
Building Permits	7/15/13
Construction Starts	8/1/13
Construction Completion	2/15/14-3/15/14





SITE PLANS

SP-2

CREAN BY:
CL

 RAM DESIGN, INC. - 10001 N.W. 60TH ST., SUITE 203G, SUNRISE, FLORIDA 33351 (954) 748-5661 FAX: 747-0988

RAM DESIGN, INC., HEREBY RESERVES ITS COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS,
SPECIFICATIONS, AND THESE DESIGN, SPECIFICATIONS AND PLANS
ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM
OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO
ANY THIRD PARTY, WITHOUT FIRST OBTAINING
WRITTEN PERMISSION FROM THE DESIGNER.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE
PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL
VERIFY ALL DIMENSIONS AT JOB SITE, AND NOTIFY
THE OWNER OF ANY DISCREPANCIES IN THE DRAWINGS
OR SPECIFICATIONS AND OBTAIN OUR APPROVAL, IN WRITING
BEFORE PROCEEDING WITH WORK.

**FLORIDA DEPT. OF PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE LICENSE #0008408**













3840



RFP # FY 2012-2013-CRA003
PRE-QUALIFICATION OF
FIRMS FOR AFFORDABLE HOUSING

COMMUNITY REDEVELOPMENT AGENCY
HALLANDALE BEACH

FINANCIAL RESOURCES

DeAngelo Development, Inc
Statement of Assets, Liabilities, and Equity
Income Tax Basis
As of December 31, 2012

ASSETS

CURRENT ASSETS

Cash in Bank	\$ 75,885
Construction in Progress	<u>918,000</u>

Total Current Assests	\$993,885
-----------------------	-----------

PROPERTY AND EQUIPTMENT

Furniture & Fixture	\$14,896
Office Equipment	9,471
Leasehold Improvement	2,500
Truck	67,531
Less: Accumulated Depreciation	<u>(\$ 51,432)</u>

Total Property and Equipment	\$ 42,966
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OTHER ASSETS

Land	<u>\$ 340,000</u>
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Total Other Assets	<u>\$ 340,000</u>
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TOTAL ASSETS	<u>\$ 1,376,851</u>
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DeAngelo Development, Inc.
Statement of Assets, Liabilities, and Equity
Income Tax Basis
As of December 31, 2012

LIABILITIES

CURRENT LIABILITIES

Construction draws	\$ <u>744,000</u>
Total Current Liabilities	\$744,000

LONG TERM LIABILITIES **0**

Total Liabilities **\$744,000**

MEMBERS' EQUITY

Members' Equity

Members' Equity	492,823
Net Income (Loss)	140,028

Total Member's Capital **632,851**

TOTAL LIABILITIES & MEMBERS' EQUITY **\$ 1,376,851**

PROPOSER ABILITY TO SELL UNITS

DeAngelo Development, Inc. has made many contacts and business relationships with Realtors and Non-Profits that specialize in qualifying and getting perspective buyers approved. We will also market the homes to local businesses and Churches.

If selected, we will use all of our connections along with PRAG Realtors in selling these homes. We will only charge a 5% Realtors Commission fee, see attached resume.

Dawn Williams-Bobo
Real Estate Broker
Prag Realtors
7310 W McNab Rd #209
Tamarac, FL 33321

Cell 754-366-1791 Office 954-580-0447 Fax 954-726-5368

Highly skilled and motivated Real Estate professional with strengths in marketing, planning, management and sales, extensive training in LMI Real Estate market.

OBJECTIVE

To assist Municipalities, Non Profits and For Profit entities in the effort of providing affordable housing for Low to Moderate market and stabilizing our communities.

QUALIFICATIONS

- Worked diligently with NSP 1 and 3 recipients on acquisition of property appropriate for their needs.
- Realtor Partner for City of Tamarac on acquisition, rehab , management and sales of NSP3 assets.
- Realtor member of BAND working with NSP program
- Familiar with FirstLook program and utilize Fanniemae FirstLook with NSP 1.
- Board member of Broward County Housing Task Force
- Anti-Predatory Lending Committee member
- WOW Home Ownership Committee member
- Realtor – Partner for Broward County Housing Authority, Urban League, Neighborhood Housing Services. As Such, I train potential home buyers on the real estate aspect of the HUD approved class.
- Work with buyers who are IDA and FSS recipients

- Work with First Time buyers by qualifying them according to SHIP / HOME and lenders' guidelines and orienting them to current Real Estate market conditions and their affordability.
- Fifteen years experience in local real estate market
- Trained Pre and Post purchase counselor thru Neighborworks
- Handle Short Sale transactions
- Effective team player and team builder with strong leadership qualities

EMPLOYMENT HISTORY

2003- Present Broker / President, Prag Realtors, Tamarac Fl 33321

1997-2003-Realtor, Millennium Homes Realty,, Margate Fl

1995-1997-Realtor, Century 21 Primary, Miami Lakes Fl.

EDUCATION

Obtained Real Estate License in 1996

Florida International University, BA in Marketing 1996

NeighborWorks Institute, 2008-2009, Certified Pre and Post Purchase Counseling and Loss Mitigation

COMPUTER SKILLS

Microsoft Word, Excel, PowerPoint, QuickBooks

REFERENCE

Available upon request

COMMUNITY BENEFIT PLAN

DeAngelo Development Inc. proposes to hire qualified laborers and apprentice from the local businesses and residences to help build and complete this project. By using as many qualified sub-contractors and laborers and residences we would be injecting much needed jobs, training and income into the local community.

DeAngelo Development Inc. is committed in supporting Section 3 businesses concerning government funded projects.. We are also in communication with Mr. Brain Johnson, Executive Director of the Broward County Minority Builders Coalition Inc., to assist in identifying qualified local prospects for employment. We will attempt to use as many City of Hallandale Beach suppliers and sub-contractors throughout the duration of the construction. By using the local suppliers and sub-contractors we estimate that 30-40% of the funds will stay in the community. We will follow every guideline possible to use local qualified vendors to help boost to the local economy.

CRISIS MANAGEMENT PLAN

Natural disaster such as hurricanes, flood and tornadoes can strike a community with little or no warning.

A good crisis management involves:

- ❖ **Mitigation/Prevention:** DeAngelo Development, Inc., will address the issue to eliminate or reduce risk to the property.
- ❖ **Preparedness:** DeAngelo Development, Inc. focuses on the process of planning for the worst-case scenario. We will take safety measures, arranging for backup suppliers, protecting the structure against the elements, and financial controls.
- ❖ **Response:** DeAngelo Development is devoted to take necessary steps during a crisis. Our management will take on whatever roles necessary in the project might be able to identify things that are going wrong. Our managers will seek updates from a variety of participants, including media and government officials. Management will communicate with each other, customers, vendors, and city officials.
- ❖ **Resolving the crisis:** DeAngelo Development will implement a plan, gather information about the situation, analyze the information, weight options, choosing the most responsible option and then put the plan in effect. Because crisis situations evolve rapidly, project managers will make quick decisions and be ready to change course if need be.